

153.0

0004

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

847,900 / 847,900

847,900 / 847,900

847,900 / 847,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		CHESTER ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	GREY DOROTHY A	
Owner 2:		
Owner 3:		

Street 1: 48 CHESTER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 5,644 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 2048 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5644		Sq. Ft.	Site		0	80.	1.04	9									471,455						471,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5644.000	376,400		471,500	847,900		101776
							GIS Ref
							GIS Ref
							Insp Date
							08/08/16

PREVIOUS ASSESSMENT								Parcel ID	153.0-0004-0008.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	
2020	101	FV	376,400	0	5,644.	471,500	847,900	847,900	Year End Roll	12/18/2019
2019	101	FV	285,800	0	5,644.	442,000	727,800	727,800	Year End Roll	1/3/2019
2018	101	FV	285,800	0	5,644.	365,400	651,200	651,200	Year End Roll	12/20/2017
2017	101	FV	285,800	0	5,644.	335,900	621,700	621,700	Year End Roll	1/3/2017
2016	101	FV	264,900	0	5,644.	306,400	571,300	571,300	Year End	1/4/2016
2015	101	FV	258,400	0	5,644.	300,600	559,000	559,000	Year End Roll	12/11/2014
2014	101	FV	258,400	0	5,644.	279,300	537,700	537,700	Year End Roll	12/16/2013
2013	101	FV	258,400	0	5,644.	265,800	524,200	524,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	849-87		5/29/1974		46,000	No	No	Stephen C Grey dod 6/24/2015	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/31/2015	2022	Addition	85,000						8/8/2016	Measured	DGM	D Mann
8/25/2004	782	Re-Roof	4,000						8/8/2016	Permit Visit	DGM	D Mann
									11/22/2008	Meas/Inspect	189	PATRIOT
									11/30/1999	Mailer Sent		
									11/23/1999	Measured	264	PATRIOT
									8/1/1988		PM	Peter M

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																	
Type: 6	- Colonial			Full Bath: 1	Rating: Average																								
Sty Ht: 2	- 2 Story			A Bath:	Rating:																								
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																								
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																								
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average																								
Prime Wall: 4	- Vinyl			A HBth:	Rating:																								
Sec Wall:		%		OthrFix:	Rating:																								
Roof Struct: 2	- Hip			OTHER FEATURES																									
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good																								
Color: BEIGE				A Kits:	Rating:																								
View / Desir:				Fpl: 2	Rating: Average																								
GENERAL INFORMATION				WSFlue:	Rating:																								
Grade: C+ - Average (+)				CONDOS INFORMATION																									
Year Blt: 1939	Eff Yr Blt:			Location:																									
Alt LUC:		Alt %:		Total Units:																									
Jurisdct: G17		Fact: .		Floor:																									
Const Mod:				% Own:																									
Lump Sum Adj:				Name:																									
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																	
Avg Ht/FL: STD				Phys Cond: GD - Good	18.					No Unit	RMS	BRS	FL																
Prim Int Wall: 2	- Plaster			Functional:						1	7	3																	
Sec Int Wall:		%		Economic:																									
Partition: T	- Typical			Special:																									
Prim Floors: 3	- Hardwood			Override:																									
Sec Floors: 4	- Carpet	20%		Total: 18.6	%					Totals																			
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL													
Subfloor:				Basic \$ / SQ: 125.00						Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
Bsmnt Gar: 1				Size Adj: 1.21481979											FFL	First Floor	1,139	150.010	170,857	BMT	100	RRM	20	C					
Electric: 3	- Typical			Const Adj: 0.98784202											BMT	Basement	944	50.850	48,004										
Insulation: 2	- Typical			Adj \$ / SQ: 150.006											SFL	Second Floor	720	150.010	108,005										
Int vs Ext: S				Other Features: 90410											PAT	Patio	256	3.670	939										
Heat Fuel: 1	- Oil			Grade Factor: 1.10											WDK	Deck	196	10.970	2,150										
Heat Type: 5	- Steam			NBHD Inf: 1.00000000																									
# Heat Sys: 1				NBHD Mod:																									
% Heated: 100		% AC:		LUC Factor: 1.00																									
Solar HW: NO		Central Vac: Yes		Adj Total: 462401																									
% Com Wall:		% Sprinkled:		Depreciation: 86007																									
				Deprecated Total: 376394																									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 153.0-0004-0008.0												IMAGE <i>AssessPro Patriot Properties, Inc</i>													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
2	Frame Shed	D	Y	16X8	A	AV	1990		0.00	T	23.2	101																	
More: N	Total Yard Items:					Total Special Features:												Total:											